



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA MAY 21, 2013

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
 - 1. **Hadley Grove PUD:** The Commission needs to vote to affirm or deny the text changes made/approved by City Council. It is Council Ordinance Z-572-13 and Plan Commission Docket No. 12100017 Z.
 - 2. The petitioner for **Docket No. 13040014 PV** (Carmel Science & Tech Park, Block 16, Plat Vacation) requests a waiver from the Rules of Procedure, regarding the 25 day prior public notice requirement.
- G. Reports, Announcements & Department Concerns
- H. Public Hearings
 - 1. **Docket No. 13040011 DP/ADLS: Harvest Bible Chapel at Legacy.**
The applicant seeks site plan and design approval for a church and administration building, with parking areas, landscaping, lighting, and signage. The site is located near 14450 N. River Rd. and is zoned PUD/Planned Unit Development (Ordinance Z-501-07). Filed by Charlie Frankenberger of Nelson & Frankenberger, P.C. on behalf of Harvest Bible Chapel - Carmel.
 - 2. **Docket No. 13040014 PV: Carmel Science & Tech Park, Block 16, Plat Vacation.**
The applicant seeks approval to vacate the plat for Block 16 (Shepherd Insurance Group Park, Lot 1) so that it reverts back to a 1.89-acre parcel of land. The site is located at 1200 Carmel Dr. It is zoned OM/O – Old Meridian District, Office Zone. Filed by Matt Griffin of Buckingham Companies.
 - 3. **TABLED TO JUNE 18 - Docket No. 13040001 Z: Primrose Preschool of West Carmel.**
 - 4. **TABLED TO JUNE 18 - Docket No. 13040002 DP/ADLS: Primrose Preschool of West Carmel.**
 - 5. **TABLED TO JUNE 18 - Docket No. 13040003 ZW: Ordinance Chptr 27.08 – 53 parking spaces required, 40 proposed.**

~~The applicant seeks approval to rezone 3 out of 4 lots from S-1/Residence to B-3/Business. All four lots make up 2.25 acres and are a part of the North Augusta Subdivision, Lots 63-66. The applicant also seeks site plan and design approval for a new preschool, as well as a zoning waiver for a reduced number of parking spaces. The site is located at 3746 W. 98th Street. It is currently zoned S-1/Residence and B-3/Business and lies within the US-421 Overlay Zone. Filed by Steve Hardin, Esq. of Faegre Baker Daniels, LLP on behalf of Primrose Schools.~~

6. **TABLED TO JUNE 18 - Docket No. 13020021 DP/ADLS: Auto Max.**

~~The applicant seeks approval for a change of use and a revision of the site plan with parking areas in front and the rear of the building. The site is located at 9728 N. Michigan Rd. and is zoned I-1/Industrial, within the US-421 Overlay Zone. Filed by Elizabeth Bentz Williams of Clark, Quinn, Moses, Scott & Grahn, LLP, on behalf of Auto Max.~~

7. **TABLED INDEFINITELY - Docket No. 12080004 Z: Springmill Court PUD Rezone.**

~~The applicant seeks approval to rezone approximately 15 acres to PUD/Planned Unit Development for multiple family dwellings, from S-2/Residence. The site is located at 400 W. 96th Street, at the northwest corner of 96th St. & Springmill Rd. Filed by Timothy Ochs of Ice Miller, LLP, on behalf of Sexton Development, LLC.~~

I. Old Business

J. New Business

K. Adjournment